Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	35 Old Warrandyte Road, Donvale Vic 3111
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,540,000	Pro	perty Type	House		Suburb	Donvale
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7 Rickson PI DONVALE 3111	\$1,230,000	23/05/2025
2	4 Octantis St DONCASTER EAST 3109	\$1,420,000	02/04/2025
3	3 Saturn Tce DONCASTER EAST 3109	\$1,300,000	06/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/07/2025 12:18









Property Type: Land Land Size: 822 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** June quarter 2025: \$1,540,000

Comparable Properties



7 Rickson PI DONVALE 3111 (REI/VG)

Price: \$1,230,000 Method: Private Sale Date: 23/05/2025 Property Type: House Land Size: 718 sqm approx **Agent Comments**



4 Octantis St DONCASTER EAST 3109 (VG)



Price: \$1,420,000 Method: Sale Date: 02/04/2025

Property Type: House (Res) Land Size: 655 sqm approx

Agent Comments



3 Saturn Tce DONCASTER EAST 3109 (VG)

Price: \$1,300,000 Method: Sale Date: 06/02/2025

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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